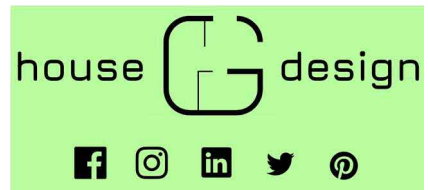


DESIGN AND ACCESS STATEMENT

SITE ADDRESS

15 Blacksmiths Meadow Oxford OX4 7YF





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INTRODUCTION

The Design and Access Statement accompanies a householder planning application for proposed erection of a single storey ground floor rear and side extension at 15 Blacksmiths Meadow Oxford OX4 7YF. This statement has been produced in order to enable the details of the scheme to be fully explained.

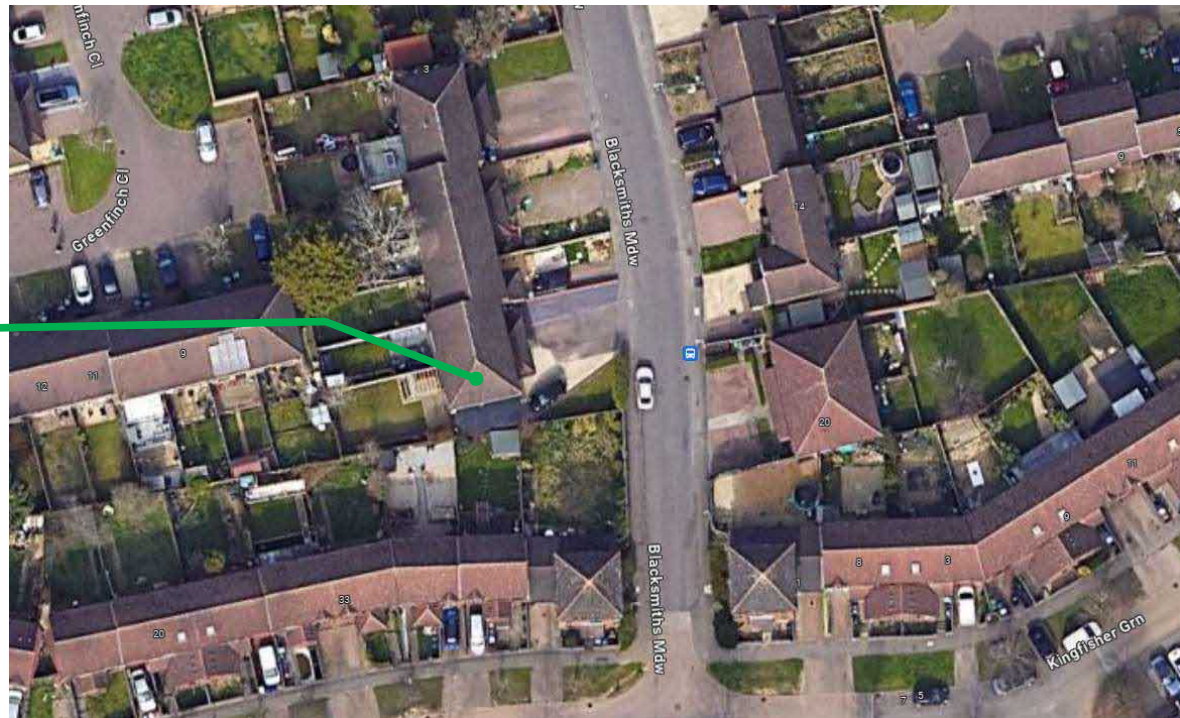
LOCATION & CONTEXT

No.15 is located on the west side of Blacksmiths Meadow.

The property is an end of terrace residential property located in suburban area of Oxford. The existing dwelling is a two-story house with a front driveway and rear garden. It sits within a terrace of similar houses all built at the same time.

The house is not listed or in a conservation area.

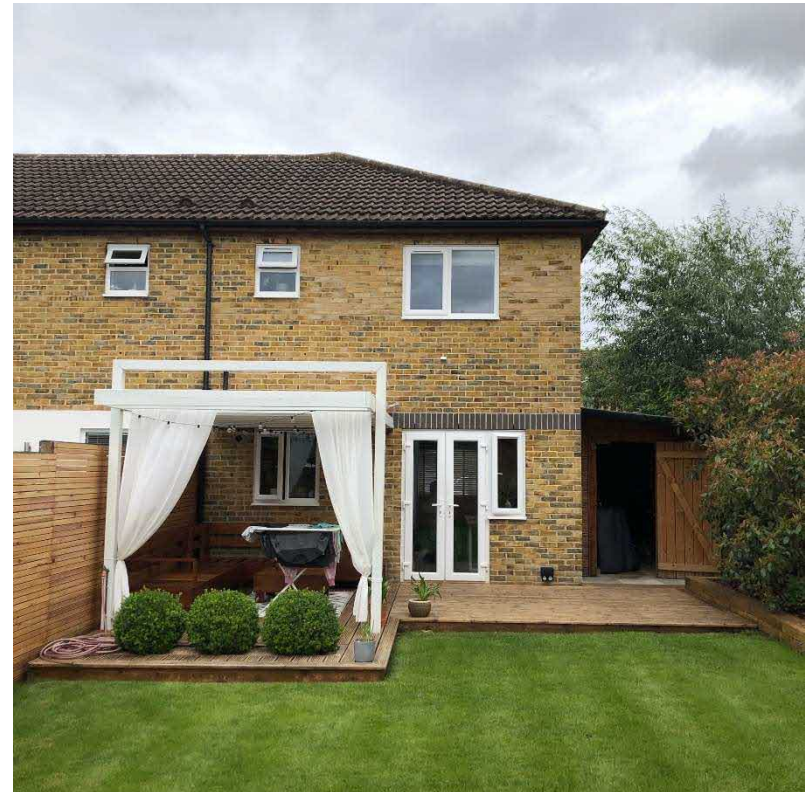
15 Blacksmiths Meadow



SITE PHOTOGRAPHS



Front elevation of 15 Blacksmiths Meadow



Rear elevation of 15 Blacksmiths Meadow



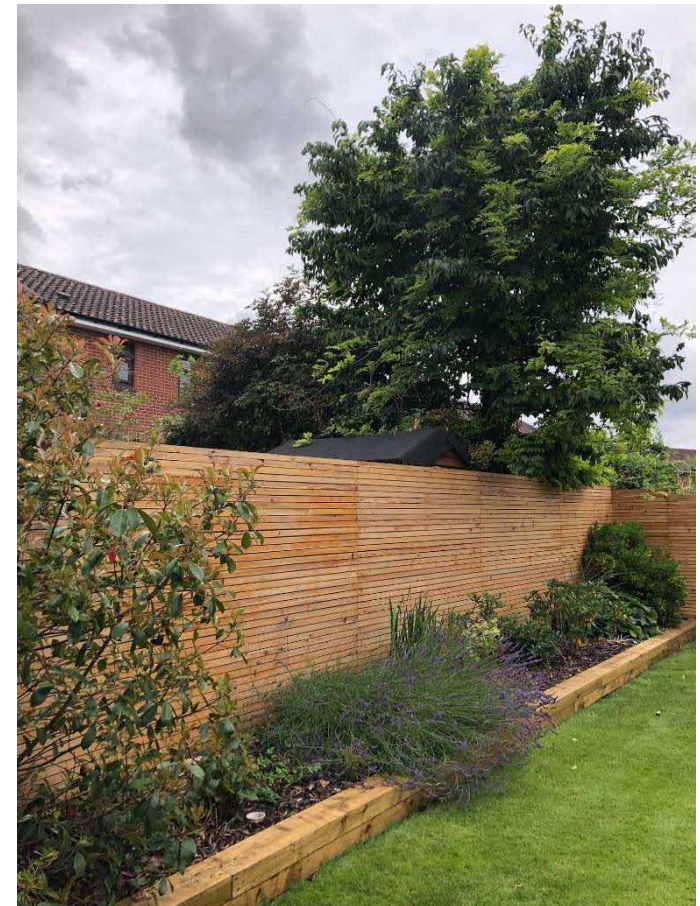
Further context to 15 Blacksmiths Meadow
- a boundary with 11 Blacksmiths Meadow – front view



Rear garden of 15 Blacksmiths Meadow



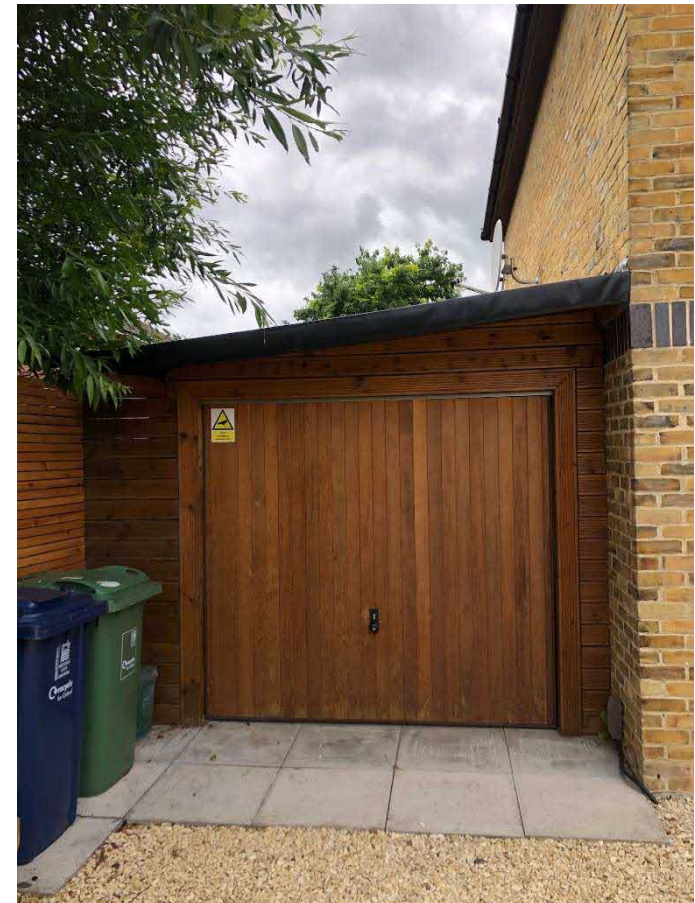
Further context to 15 Blacksmiths Meadow
–a side boundary with 11 Blacksmiths Meadow –rear view



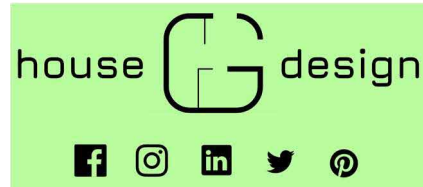
Further context to 15 Blacksmiths Meadow
–a side boundary with rear gardens of neighbouring
properties located on Coriander Way



Further context to 15 Blacksmiths Meadow
- existing shed –rear view



Further context to 15 Blacksmiths Meadow
- existing shed –front view



PROPOSED DEVELOPMENT

Currently the property is used as a single-family dwelling and the idea behind the proposal is to increase the habitable space, design kitchen-dining-living open space on the ground floor to create more practical and comfortable interior layout for a young family.

Description of proposed works:

- Erection of a single storey ground floor rear and side extension.

The new rear extension will be 3.0m deep into the garden and new side part of extension will be 1.9m wide which is less than half that of the original house. The proposed side extension will replace an existing shed but will be less wide. The proposed side extension will be located to the left side of the property when viewed from the front. It will be set back from the side boundary to provide side path leading to the rear garden. The front wall of side extension will be also set back from the front elevation of an original house.

The new ground floor extension will be connected with existing living room and kitchen and converted into a modern open plan kitchen-dining-living space.

A gable roof is designed over new extension to prevent bulky appearance and to minimize the impact on neighbouring properties.

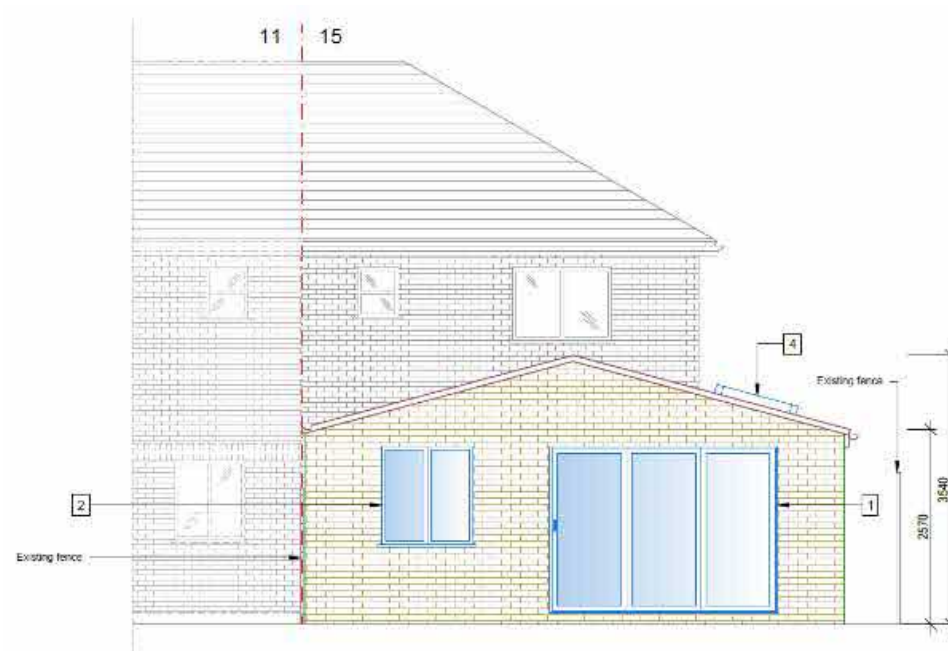
Bi-folding door, 1no. window 1no. roof light are design to increase natural daylight on the ground floor.

No amendments to the first floor layout.

The scale of the development proposed should not adversely impact upon the dwelling or neighbouring properties.



Existing rear elevation - not to scale



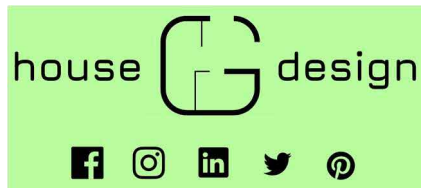
Proposed rear elevation - not to scale



Existing front elevation - not to scale



Proposed front elevation - not to scale



MATERIALS

It is intended that the external materials to be used in the development will match the existing. The elevation of proposed rear and side extension is to be finished in brick to match the elevation of the original house.

A gable roof is proposed over a new extension to be respectful in height to neighbouring property. Maximum height of the proposed extension is 3.54m. Maximum eaves height is 2.57m. Proposed new roof to be tiled to match existing roof.

All new doors and windows to be min. double glazed UPVC or timber to match existing windows and doors.

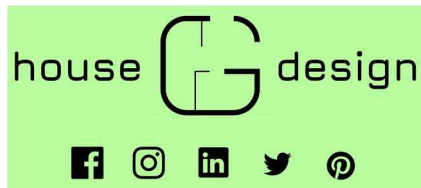
Every element will be design with high level of thermal insulation.

PLANNING HISTORY

There are no recent planning applications made for No. 15 Blacksmiths Meadow Oxford OX4 7YF

USE

No change of use is proposed; the property will remain a single dwelling house.



ACCESS

Access to the dwelling is to remain unaffected by the proposal.

CONCLUSION

It is considered that the proposed development due to its size, scale, design and siting would have a minimal impact on the property, neighbouring properties and surrounding area.

It is considered that the design and proportions of the proposed extensions and the relationship to adjoining properties would have no material harm to the character and appearance of the area. It is also not considered that the proposal would have an adverse impact upon the amenities of any neighbouring properties by the way of overshadowing or overlooking.

We feel that this proposal will help to transform existing dwelling into useful and desirable space for a modern lifestyle.